

Teresa Dufka

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79905 Anvil Rock Rd.

Arch Cape, OR 97102

Dear Clatsop County Commissioners,

With regard to rentals in Arch Cape, I address the concerns brought forth by comments posted from the Town Hall meetings with these points.

First. Tourism being an essential source of income for Clatsop County and its Citizens, any policies made or changed to limit, reduce, or otherwise significantly impact tourist related businesses can lead only to reducing the income and overall wealth of our county as well as the financial welfare of every citizen.

Regarding this taxation of tourism central businesses, for every night a room is rented the county receives a 10.5% room tax. I ask the question, can the county afford the loss of tax revenue, which will inevitably result from limiting the frequency at which a room can be rented in the county? If not, where will this tax revenue be made up? Additionally the guests who visit our area bring with them additional income on top of monies paid for rentals. Thousands of dollars are spent in the many- restaurants, gas stations, theaters, retail shops, art galleries, grocery stores, and most every business in our beautiful county are supported by these out-of-town guests. How will these businesses stay afloat if we reduce the number of guests our county can host in a given week? Limiting short-term rentals by regulating the frequency of rentals is limiting business, and limiting legal business is a dreadful concept for our north Oregon coast.

Second. So many of those wishing to limit rentals are concerned with the number of people visiting Arch Cape, they seem to think that having the homes in our community occupied some how reduces their own quality of life. All those staying in rentals are staying in homes established in our community, homes that have already been built, that have their own parking spaces, that pay for their utility costs, and those dollars are accounted for in planning the infrastructure support which the county needs to provide for the area. In other words, those staying in Arch Cape rentals have no effect on the area other than simply living while here.

The real concern, or so I believe, are those visitors who come to the area for a single day, or who are simply passing through. These people have no place to park and they have no access to facilities such as drinking water and restrooms while visiting the beach. And what's more, it is these people who cause much of the damage to our community that concerns have been raised over. They leave their garbage, and toilet-refuse on the beach and in the woods. They park all along streets not designed to accommodate such parking. They blow off illegal fireworks, and pitch tents for overnight stays. This is the true danger to our community— not those legally renting rooms and spending money in our business, but rather day-trippers who have no respect for the natural resources we have here or for the people living here.

Third. Addressing the desire for more long-term rentals in Arch Cape. It has been argued that this would be a way to create badly needed housing for local workers and professionals, and that in doing so the county could be made to be a more attractive place to start and run businesses. Those making such arguments seem to not understand the reality of such long-term rentals. They would not be affordable housing for local workers. Arch Cape is an expensive place to live, due to the cost of taxes and utilities, costs that would be passed on to any renters. How can there be ‘affordable housing for workers’ when the housing would not be affordable?

Finally, these people cry out for business restrictions like those in place in towns like Cannon Beach, restrictions which I have no doubt were put in place for very good and ethical reasons. What some of our community do not understand is that we do not live in an incorporated city, and there are many of us who have chosen to live in the county jurisdiction very purposefully. We value the freedoms of county life. We do not wish for more restrictions, more stipulations. All we wish to do is to continue running our businesses while maintaining the nature and quality of our neighborhoods as we have done for decades.

Sincerely,

Teresa Dufka